

FINDINGS - EXHIBIT A
Rocky Canyon Properties, LLC, C13-0012

Environmental Determination

- A. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is exempt from and not subject to CEQA. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

Conditional Certificate of Compliance

- B. The parcel was created in 2006 by deed transfer at a time when a map was required to be recorded to create parcels and therefore was not created in compliance with the Subdivision Map Act and local ordinances in effect at the time, which requires a conditional certificate of compliance.
- C. Pursuant to the Subdivision Map Act, the parcel is required to comply with the subdivision standards in effect on December 18, 2003 as that is the year that the last of the current owners acquired their interest in the property.
- D. As conditioned, the proposed project and proposed uses satisfy all applicable provisions of the Subdivision Map Act and the County Real Property Division Ordinance.

Paso Robles Groundwater Basin

- E. On August 27, 2013 the County of San Luis Obispo Board of Supervisors adopted Ordinance No. 3246, "An Urgency Ordinance of the County of San Luis Obispo, State of California establishing a moratorium on new or expanded irrigated crop production, conversion of dry farm or grazing land to new or expanded irrigated crop production and new development dependent upon a well in the Paso Robles groundwater basin unless such uses offset their total projected water use, including certain exemptions". The ordinance applies to all properties that overlie the Paso Robles Groundwater Basin except those properties that overlie the Atascadero Sub-Basin and those properties served by County Service Area 16 or the San Miguel Community Services District.
- F. The project site is located within the Paso Robles Groundwater Basin. A portion of the project site is in the Creston Subarea and a portion is in the Atascadero Sub-Basin Subarea. Section 5 of the Ordinance specifies those activities that are not subject to the Ordinance. One listed activity is "Any application for a land use permit, land division, general plan amendment, ordinance amendment, construction permit, grading permit or well that was submitted to the County, and accepted as complete, including any required fees, prior to the effective date of this Ordinance". This project was accepted on August 26, 2013 which is prior to the effective date of August 27, 2013. Therefore, this project is not subject to the Ordinance No. 3246. However, future construction permits would be subject to any urgency ordinance in effect at the time of submittal of permits.